



GRASSROOTS
REALTY GROUP

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5320 50 Street
Lloydminster, Alberta

MLS # A2275333



\$245,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	757 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Street		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This home received extensive updates and was completely renovated in 2022/23, making a great starter home, rental, or multi-family property for anyone who is looking for an affordable property with a separate basement suite. With a total of two bedrooms, kitchen/dining, living room, and 4pc bathroom on the main, and one bedroom, 3pc bathroom, kitchen/dining, and living room in the basement. The home had new drywall, windows, siding, soffit, fascia, eavestroughs, electrical service, flooring, light fixtures, interior doors, closets, baseboard, casing, decks, fences, and more. This home features a non-conforming basement suite with a separate entrance, with a common area for laundry/storage in the basement. Outside, you will appreciate the fully fenced and private backyard, as well as a single detached garage measuring 14' by 22'. (Main floor is currently occupied, with vacancy being March 31.)